HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Québec CMA

Date Released: Third Quarter 2017

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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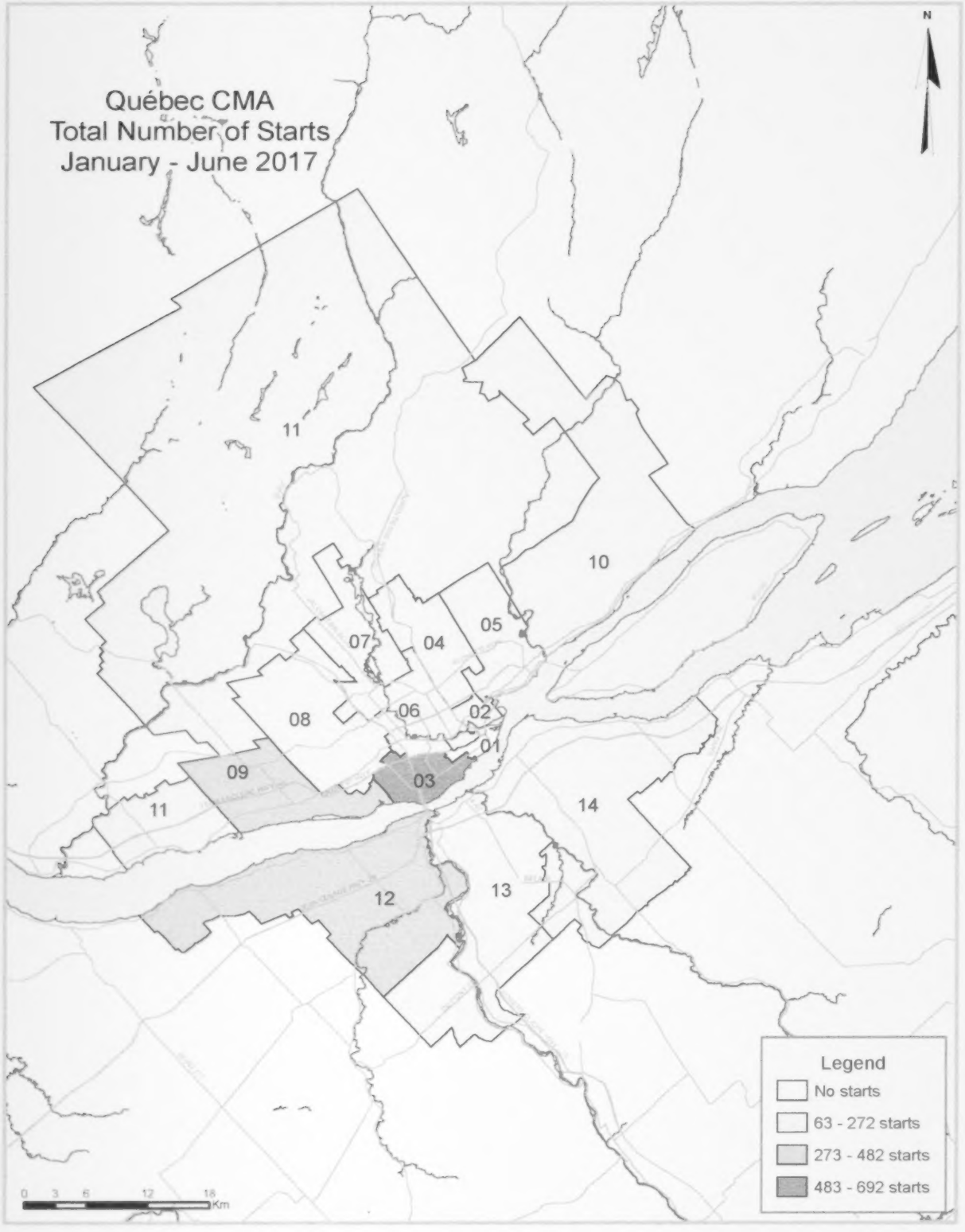
Québec CMA
Total Number of Starts
January - June 2017
N
11
10
07
04
05
08
06
02
01
09
03
11
14
12
13
0 3 6 12 18
Km
Legend
No starts
63 - 272 starts
273 - 482 starts
483 - 692 starts

ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	**Name**	**Municipalities and Zones**	**Large Zones**
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 6	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 4	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2017								
Quebec CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	826	873	714	662	903	808	736	768
Multiples	4,616	3,893	6,240	3,504	13,416	3,288	3,054	4,760
Total	5,442	4,766	6,954	4,166	14,319	4,096	3,790	5,528

	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	806	770	288	278	-3.5%	397	388	-2.3%
Multiples	3,825	6,446	1,300	1,930	48.5%	1,746	2,380	36.3%
Total	4,631	7,216	1,588	2,208	39.0%	2,143	2,768	29.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec CMA
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	278	176	83	0	0	848	0	823	2,208
Q2 2016	288	172	83	0	0	54	8	983	1,588
% Change	-3.5	2.3	0.0	n/a	n/a	**	-100.0	-16.3	39.0
Year-to-date 2017	388	276	106	0	16	931	0	1,051	2,768
Year-to-date 2016	397	260	88	0	0	124	16	1,258	2,143
% Change	-2.3	6.2	20.5	n/a	n/a	**	-100.0	-16.5	29.2
UNDER CONSTRUCTION									
Q2 2017	361	220	162	0	19	1,351	24	2,560	4,718
Q2 2016	411	216	120	0	8	761	16	3,601	5,133
% Change	-12.2	1.9	35.0	n/a	137.5	77.5	50.0	-28.9	-8.1
COMPLETIONS									
Q2 2017	181	100	54	0	0	81	0	613	1,029
Q2 2016	115	94	43	0	4	89	4	402	751
% Change	57.4	6.4	25.6	n/a	-100.0	-9.0	-100.0	52.5	37.0
Year-to-date 2017	291	162	93	0	5	121	4	1,258	1,934
Year-to-date 2016	227	154	51	0	8	136	4	470	1,050
% Change	28.2	5.2	82.4	n/a	-37.5	-11.0	0.0	167.7	84.2
COMPLETED & NOT ABSORBED									
Q2 2017	46	113	69	0	14	282	n/a	n/a	524
Q2 2016	52	98	66	0	18	333	n/a	n/a	567
% Change	-11.5	15.3	4.5	n/a	-22.2	-15.3	n/a	n/a	-7.6
ABSORBED									
Q2 2017	183	118	57	0	0	81	n/a	n/a	439
Q2 2016	143	130	27	0	7	181	n/a	n/a	488
% Change	28.0	-9.2	111.1	n/a	-100.0	-55.2	n/a	n/a	-10.0
Year-to-date 2017	304	182	87	0	5	110	n/a	n/a	688
Year-to-date 2016	253	211	47	0	13	293	n/a	n/a	817
% Change	20.2	-13.7	85.1	n/a	-61.5	-62.5	n/a	n/a	-15.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Québec Agglomeration									
Q2 2017	55	92	39	0	0	793	0	426	1,405
Q2 2016	69	110	49	0	0	38	8	689	963
Northern Suburbs									
Q2 2017	155	18	30	0	0	31	0	7	241
Q2 2016	123	30	20	0	0	0	0	1	174
South Shore									
Q2 2017	68	66	14	0	0	24	0	390	562
Q2 2016	96	32	14	0	0	16	0	293	451
Québec CMA									
Q2 2017	278	176	83	0	0	848	0	823	2,208
Q2 2016	288	172	83	0	0	54	8	983	1,588
City of Québec									
Q2 2017	52	92	39	0	0	759	0	211	1,153
Q2 2016	63	108	33	0	0	38	8	683	933
City of Lévis									
Q2 2017	58	64	12	0	0	24	0	389	547
Q2 2016	85	30	14	0	0	16	0	293	438
UNDER CONSTRUCTION									
Québec Agglomeration									
Q2 2017	89	114	112	0	19	1,130	24	1,915	3,424
Q2 2016	114	138	72	0	3	715	8	2,919	3,969
Northern Suburbs									
Q2 2017	191	24	30	0	0	37	0	12	294
Q2 2016	180	44	22	0	5	0	0	3	254
South Shore									
Q2 2017	81	82	20	0	0	184	0	633	1,000
Q2 2016	117	34	26	0	0	46	8	679	910
Québec CMA									
Q2 2017	361	220	162	0	19	1,351	24	2,560	4,718
Q2 2016	411	216	120	0	8	761	16	3,601	5,133
City of Québec									
Q2 2017	85	112	112	0	19	955	24	1,635	2,963
Q2 2016	105	136	56	0	3	334	8	2,901	3,543
City of Lévis									
Q2 2017	67	78	18	0	0	184	0	626	973
Q2 2016	98	32	26	0	0	46	0	679	881

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Québec Agglomeration									
Q2 2017	38	44	31	0	0	81	0	288	482
Q2 2016	23	54	22	0	4	74	0	350	527
Northern Suburbs									
Q2 2017	94	10	4	0	0	0	0	2	110
Q2 2016	59	8	4	0	0	6	4	3	84
South Shore									
Q2 2017	49	46	19	0	0	0	0	323	437
Q2 2016	33	32	17	0	0	9	0	49	140
Québec CMA									
Q2 2017	181	100	54	0	0	81	0	613	1,029
Q2 2016	115	94	43	0	4	89	4	402	751
City of Québec									
Q2 2017	37	44	31	0	0	81	0	282	475
Q2 2016	23	52	22	0	4	74	0	173	348
City of Lévis									
Q2 2017	41	46	19	0	0	0	0	317	423
Q2 2016	32	32	17	0	0	9	0	49	139
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q2 2017	15	67	35	0	12	241	n/a	n/a	370
Q2 2016	12	62	22	0	17	268	n/a	n/a	381
Northern Suburbs									
Q2 2017	23	20	3	0	2	16	n/a	n/a	64
Q2 2016	30	19	9	0	1	22	n/a	n/a	81
South Shore									
Q2 2017	8	26	31	0	0	25	n/a	n/a	90
Q2 2016	10	17	35	0	0	43	n/a	n/a	105
Québec CMA									
Q2 2017	46	113	69	0	14	282	n/a	n/a	524
Q2 2016	52	98	66	0	18	333	n/a	n/a	567
City of Québec									
Q2 2017	14	67	27	0	12	216	n/a	n/a	336
Q2 2016	11	61	19	0	17	235	n/a	n/a	343
City of Lévis									
Q2 2017	7	25	31	0	0	25	n/a	n/a	88
Q2 2016	9	15	35	0	0	43	n/a	n/a	102

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Québec Agglomeration									
Q2 2017	40	62	35	0	0	76	n/a	n/a	213
Q2 2016	32	82	15	0	7	137	n/a	n/a	273
Northern Suburbs									
Q2 2017	92	15	6	0	0	1	n/a	n/a	114
Q2 2016	67	14	3	0	0	17	n/a	n/a	101
South Shore									
Q2 2017	51	41	16	0	0	4	n/a	n/a	112
Q2 2016	44	34	9	0	0	27	n/a	n/a	114
Québec CMA									
Q2 2017	183	118	57	0	0	81	n/a	n/a	439
Q2 2016	143	130	27	0	7	181	n/a	n/a	488
City of Québec									
Q2 2017	39	62	35	0	0	69	n/a	n/a	205
Q2 2016	31	81	14	0	7	137	n/a	n/a	270
City of Lévis									
Q2 2017	42	39	16	0	0	4	n/a	n/a	101
Q2 2016	42	34	8	0	0	27	n/a	n/a	111

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	0	0	0	n/a
Basse-Ville	2	1	0	0	0	0	77	19	79	20	**
Sainte-Foy–Sillery	4	8	12	2	0	0	672	202	688	212	**
Charlesbourg	8	11	24	52	0	0	7	299	39	362	-89.2
Beauport	10	23	6	14	28	21	30	80	74	138	-46.4
Les Rivières	0	1	8	4	3	0	45	42	56	47	19.1
Haute-Saint-Charles	7	8	18	14	0	0	70	81	95	103	-7.8
Val-Bélair–L'Ancienne-Lorette	22	10	24	24	0	16	9	24	55	74	-25.7
Saint-Augustin–Cap-Rouge	2	7	0	0	0	0	317	0	319	7	**
Northern Suburbs											
Côte-de-Beaupré	24	23	4	6	9	8	18	0	55	37	48.6
Jacques-Cartier	131	100	14	24	15	6	26	7	186	137	35.8
South Shore											
South Shore West	32	39	14	6	0	0	222	150	268	195	37.4
South Shore Centre	8	31	36	8	3	4	84	2	131	45	191.1
South Shore East	28	26	16	18	7	4	112	163	163	211	-22.7
Québec CMA	278	288	176	172	65	59	1,689	1,069	2,208	1,588	39.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	10	0	10	-100.0
Basse-Ville	2	1	0	0	0	0	247	37	249	38	**
Sainte-Foy–Sillery	8	22	12	10	0	0	672	206	692	238	190.8
Charlesbourg	15	20	32	62	0	0	16	351	63	433	-85.5
Beauport	14	28	14	24	33	26	62	100	123	178	-30.9
Les Rivières	2	2	8	6	19	0	45	45	74	53	39.6
Haute-Saint-Charles	17	14	30	20	0	0	94	90	141	124	13.7
Val-Bélair–L'Ancienne-Lorette	38	15	36	44	0	16	43	45	117	120	-2.5
Saint-Augustin–Cap-Rouge	2	9	0	0	0	0	317	0	319	9	**
Northern Suburbs											
Côte-de-Beaupré	38	36	8	6	9	8	20	0	75	50	50.0
Jacques-Cartier	151	131	18	34	15	6	26	8	210	179	17.3
South Shore											
South Shore West	43	45	28	10	0	0	246	162	317	217	46.1
South Shore Centre	17	35	60	16	3	4	84	22	164	77	113.0
South Shore East	41	39	30	28	11	12	142	338	224	417	-46.3
Québec CMA	388	397	276	260	90	72	2,014	1,414	2,768	2,143	29.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	0	0	0	0	74	8	3	11
Sainte-Foy–Sillery	0	0	0	0	592	10	80	192
Charlesbourg	0	0	0	0	4	4	3	295
Beauport	28	13	0	8	20	14	10	66
Les Rivières	3	0	0	0	0	16	45	26
Haute-Saint-Charles	0	0	0	0	0	6	70	75
Val-Bélair–L'Ancienne-Lorette	0	16	0	0	9	0	0	24
Saint-Augustin–Cap-Rouge	0	0	0	0	102	0	215	0
Northern Suburbs								
Côte-de-Beaupré	9	8	0	0	18	0	0	0
Jacques-Cartier	15	6	0	0	19	6	7	1
South Shore								
South Shore West	0	0	0	0	2	18	220	132
South Shore Centre	3	4	0	0	0	2	84	0
South Shore East	7	4	0	0	26	2	86	161
Québec CMA	65	51	0	8	866	86	823	983

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	2	0	8
Basse-Ville	0	0	0	0	127	8	120	29
Sainte-Foy–Sillery	0	0	0	0	592	14	80	192
Charlesbourg	0	0	0	0	8	47	8	304
Beauport	33	18	0	8	44	18	18	82
Les Rivières	19	0	0	0	0	16	45	29
Haute-Saint-Charles	0	0	0	0	0	6	94	84
Val-Bélair–L'Ancienne-Lorette	0	16	0	0	21	14	22	31
Saint-Augustin–Cap-Rouge	0	0	0	0	102	0	215	0
Northern Suburbs								
Côte-de-Beaupré	9	8	0	0	20	0	0	0
Jacques-Cartier	15	6	0	0	19	6	7	2
South Shore								
South Shore West	0	0	0	0	4	18	242	144
South Shore Centre	3	4	0	0	0	2	84	20
South Shore East	11	4	0	8	26	5	116	333
Québec CMA	90	56	0	16	963	156	1,051	1,258

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	2	1	74	8	3	11	79	20
Sainte-Foy–Sillery	16	18	592	2	80	192	688	212
Charlesbourg	36	67	0	0	3	295	39	362
Beauport	48	52	16	12	10	74	74	138
Les Rivières	11	5	0	16	45	26	56	47
Haute-Saint-Charles	25	28	0	0	70	75	95	103
Val-Bélair–L'Ancienne-Lorette	46	50	9	0	0	24	55	74
Saint-Augustin–Cap-Rouge	2	7	102	0	215	0	319	7
Northern Suburbs								
Côte-de-Beaupré	37	37	18	0	0	0	55	37
Jacques-Cartier	166	136	13	0	7	1	186	137
South Shore								
South Shore West	48	47	0	16	220	132	268	195
South Shore Centre	47	45	0	0	84	0	131	45
South Shore East	53	50	24	0	86	161	163	211
Québec CMA	537	543	848	54	823	991	2,208	1,588

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	2	0	8	0	10
Basse-Ville	2	1	127	8	120	29	249	38
Sainte-Foy–Sillery	20	40	592	6	80	192	692	238
Charlesbourg	55	86	0	43	8	304	63	433
Beauport	71	72	34	16	18	90	123	178
Les Rivières	13	8	16	16	45	29	74	53
Haute-Saint-Charles	47	40	0	0	94	84	141	124
Val-Bélair–L'Ancienne-Lorette	74	75	21	14	22	31	117	120
Saint-Augustin–Cap-Rouge	2	9	102	0	215	0	319	9
Northern Suburbs								
Côte-de-Beaupré	57	50	18	0	0	0	75	50
Jacques-Cartier	190	177	13	0	7	2	210	179
South Shore								
South Shore West	75	57	0	16	242	144	317	217
South Shore Centre	80	57	0	0	84	20	164	77
South Shore East	84	73	24	3	116	341	224	417
Québec CMA	770	745	947	124	1,051	1,274	2,768	2,143

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	12	0	12	-100.0
Basse-Ville	0	0	0	0	0	0	49	15	49	15	**
Sainte-Foy–Sillery	4	3	0	6	0	0	117	22	121	31	**
Charlesbourg	8	7	8	6	0	5	6	40	22	58	-62.1
Beauport	4	9	4	0	19	5	24	14	51	28	82.1
Les Rivières	2	1	0	6	0	0	151	30	153	37	**
Haute-Saint-Charles	11	2	20	8	0	6	6	51	37	67	-44.8
Val-Bélair–L'Ancienne-Lorette	9	1	12	30	0	0	28	75	49	106	-53.8
Saint-Augustin–Cap-Rouge	0	0	0	2	0	0	0	171	0	173	-100.0
Northern Suburbs											
Côte-de-Beaupré	8	12	4	0	0	4	0	3	12	19	-36.8
Jacques-Cartier	86	47	6	8	4	4	2	6	98	65	50.8
South Shore											
South Shore West	17	11	4	6	13	4	134	18	168	39	**
South Shore Centre	13	9	32	12	0	9	64	10	109	40	172.5
South Shore East	19	13	10	14	4	4	127	30	160	61	162.3
Québec CMA	181	115	100	98	40	41	708	497	1,029	751	37.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	4	2	0	0	5	28	9	30	-70.0
Basse-Ville	2	1	0	0	0	0	60	29	62	30	106.7
Sainte-Foy–Sillery	8	11	6	14	3	0	657	28	674	53	**
Charlesbourg	15	10	16	6	0	5	14	46	45	67	-32.8
Beauport	8	14	8	10	25	9	68	21	109	54	101.9
Les Rivières	3	1	0	8	0	0	163	48	166	57	191.2
Haute-Saint-Charles	14	9	26	32	0	6	58	62	98	109	-10.1
Val-Bélair–L'Ancienne-Lorette	17	8	24	40	8	0	31	82	80	130	-38.5
Saint-Augustin–Cap-Rouge	5	4	0	2	0	0	0	171	5	177	-97.2
Northern Suburbs											
Côte-de-Beaupré	12	25	8	0	6	4	2	4	28	33	-15.2
Jacques-Cartier	127	78	12	16	9	4	5	6	153	104	47.1
South Shore											
South Shore West	33	24	10	6	13	4	137	24	193	58	**
South Shore Centre	20	19	34	12	0	9	76	12	130	52	150.0
South Shore East	27	23	18	14	4	4	133	55	182	96	89.6
Québec CMA	291	227	166	162	68	45	1,409	616	1,934	1,050	84.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	12
Basse-Ville	0	0	0	0	10	0	39	15
Sainte-Foy–Sillery	0	0	0	0	2	22	115	0
Charlesbourg	0	5	0	0	4	40	2	0
Beauport	19	5	0	0	24	10	0	4
Les Rivières	0	0	0	0	31	0	120	30
Haute-Saint-Charles	0	6	0	0	0	2	6	49
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	22	6	6	69
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	171
Northern Suburbs								
Côte-de-Beaupré	0	4	0	0	0	0	0	3
Jacques-Cartier	4	0	0	4	0	6	2	0
South Shore								
South Shore West	13	4	0	0	0	0	134	18
South Shore Centre	0	9	0	0	0	0	64	10
South Shore East	4	4	0	0	2	9	125	21
Québec CMA	40	37	0	4	95	95	613	402

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	5	16	0	12
Basse-Ville	0	0	0	0	10	0	50	29
Sainte-Foy–Sillery	3	0	0	0	39	27	618	1
Charlesbourg	0	5	0	0	12	45	2	1
Beauport	25	9	0	0	26	10	42	11
Les Rivières	0	0	0	0	31	18	132	30
Haute-Saint-Charles	0	6	0	0	0	4	58	58
Val-Bélair–L'Ancienne-Lorette	8	0	0	0	22	6	9	76
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	171
Northern Suburbs								
Côte-de-Beaupré	6	4	0	0	2	0	0	4
Jacques-Cartier	9	0	0	4	2	6	3	0
South Shore								
South Shore West	13	4	0	0	0	0	137	24
South Shore Centre	0	9	0	0	0	2	76	10
South Shore East	4	4	0	0	2	12	131	43
Québec CMA	68	41	0	4	151	146	1,258	470

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	12	0	12
Basse-Ville	0	0	10	0	39	15	49	15
Sainte-Foy–Sillery	6	9	0	22	115	0	121	31
Charlesbourg	20	18	0	40	2	0	22	58
Beauport	33	18	18	6	0	4	51	28
Les Rivières	2	7	31	0	120	30	153	37
Haute-Saint-Charles	31	18	0	0	6	49	37	67
Val-Bélair–L'Ancienne-Lorette	21	27	22	10	6	69	49	106
Saint-Augustin–Cap-Rouge	0	2	0	0	0	171	0	173
Northern Suburbs								
Côte-de-Beaupré	12	16	0	0	0	3	12	19
Jacques-Cartier	96	55	0	6	2	4	98	65
South Shore								
South Shore West	34	21	0	0	134	18	168	39
South Shore Centre	45	30	0	0	64	10	109	40
South Shore East	35	31	0	9	125	21	160	61
Québec CMA	335	252	81	93	613	406	1,029	751

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	4	2	5	16	0	12	9	30
Basse-Ville	2	1	10	0	50	29	62	30
Sainte-Foy–Sillery	21	25	35	27	618	1	674	53
Charlesbourg	41	23	0	43	4	1	45	67
Beauport	49	33	18	10	42	11	109	54
Les Rivières	3	9	31	18	132	30	166	57
Haute-Saint-Charles	40	49	0	2	58	58	98	109
Val-Bélair–L'Ancienne-Lorette	49	44	22	10	9	76	80	130
Saint-Augustin–Cap-Rouge	5	6	0	0	0	171	5	177
Northern Suburbs								
Côte-de-Beaupré	28	29	0	0	0	4	28	33
Jacques-Cartier	145	94	5	6	3	4	153	104
South Shore								
South Shore West	56	34	0	0	137	24	193	58
South Shore Centre	54	42	0	0	76	10	130	52
South Shore East	49	41	0	12	133	43	182	96
Québec CMA	546	432	126	144	1,262	474	1,934	1,050

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q2 2017	1	4.8	8	38.1	11	52.4	1	4.8	0	0.0	21	-	302,014
Q2 2016	4	25.0	2	12.5	5	31.3	2	12.5	3	18.8	16	-	-
Year-to-date 2017	1	3.2	8	25.8	18	58.1	1	3.2	3	9.7	31	-	302,014
Year-to-date 2016	5	19.2	5	19.2	6	23.1	3	11.5	7	26.9	26	-	-
Northern Suburbs													
Q2 2017	1	7.1	4	28.6	3	21.4	5	35.7	1	7.1	14	-	-
Q2 2016	3	10.3	6	20.7	13	44.8	5	17.2	2	6.9	29	-	398,333
Year-to-date 2017	2	7.7	6	23.1	11	42.3	6	23.1	1	3.8	26	-	-
Year-to-date 2016	6	13.0	9	19.6	17	37.0	7	15.2	7	15.2	46	-	399,118
South Shore													
Q2 2017	1	7.1	2	14.3	5	35.7	5	35.7	1	7.1	14	-	-
Q2 2016	1	3.8	1	3.8	14	53.8	7	26.9	3	11.5	26	-	-
Year-to-date 2017	1	3.8	2	7.7	10	38.5	10	38.5	3	11.5	26	-	-
Year-to-date 2016	2	4.1	3	6.1	22	44.9	12	24.5	10	20.4	49	-	377,386
Québec CMA													
Q2 2017	3	6.1	14	28.6	19	38.8	11	22.4	2	4.1	49	322,500	341,710
Q2 2016	8	11.3	9	12.7	32	45.1	14	19.7	8	11.3	71	350,000	379,068
Year-to-date 2017	4	4.8	16	19.3	39	47.0	17	20.5	7	8.4	83	355,000	367,773
Year-to-date 2016	13	10.7	17	14.0	45	37.2	22	18.2	24	19.8	121	360,000	392,498
City of Québec													
Q2 2017	1	4.8	8	38.1	11	52.4	1	4.8	0	0.0	21	320,000	321,606
Q2 2016	4	26.7	2	13.3	4	26.7	2	13.3	3	20.0	15	-	343,311
Year-to-date 2017	1	3.2	8	25.8	18	58.1	1	3.2	3	9.7	31	320,000	348,016
Year-to-date 2016	5	21.7	5	21.7	4	17.4	3	13.0	6	26.1	23	-	343,311
City of Lévis													
Q2 2017	1	7.7	1	7.7	5	38.5	5	38.5	1	7.7	13	-	359,937
Q2 2016	1	4.0	1	4.0	13	52.0	7	28.0	3	12.0	25	365,000	406,774
Year-to-date 2017	1	4.0	1	4.0	10	40.0	10	40.0	3	12.0	25	-	398,844
Year-to-date 2016	2	4.3	2	4.3	21	44.7	12	25.5	10	21.3	47	365,000	414,416

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2017

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy–Sillery	-	-	n/a	-	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair–L'Ancienne-Lorette	302,014	-	n/a	302,014	-	n/a
Saint-Augustin–Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	-	397,000	n/a	-	398,726	n/a
Jacques-Cartier	-	400,000	n/a	-	400,000	n/a
South Shore						
South Shore West	-	-	n/a	-	408,647	n/a
South Shore Centre	-	-	n/a	-	346,125	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	341,710	379,068	-9.9	367,773	392,498	-6.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2017	1,377	2,169	4,667	285,645	10.2	274,636	11.6
Q2 2016	1,432	2,178	4,587	280,908	9.6	275,569	11.2
% Change	-3.8	-0.4	1.8	1.7	n/a	-0.3	n/a
YTD 2017	2,811	4,824	4,666	275,667	10.0	n/a	n/a
YTD 2016	2,818	4,864	4,582	275,035	9.8	n/a	n/a
% Change	-0.2	-0.8	1.8	0.2	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2017	442	758	2,419	217,288	16.4	220,970	20.0
Q2 2016	438	973	2,693	221,162	18.4	217,650	20.9
% Change	0.9	-22.1	-10.2	-1.8	n/a	1.5	n/a
YTD 2017	924	1,858	2,496	213,068	16.2	n/a	n/a
YTD 2016	888	2,181	2,647	212,064	17.9	n/a	n/a
% Change	4.1	-14.8	-5.7	0.5	n/a	n/a	n/a
PLEX*							
Q2 2017	145	263	554	295,154	11.5	308,307	12.3
Q2 2016	141	257	535	325,786	11.4	312,974	12.2
% Change	2.8	2.3	3.6	-9.4	n/a	-1.5	n/a
YTD 2017	289	535	562	300,773	11.7	n/a	n/a
YTD 2016	274	554	535	321,460	11.7	n/a	n/a
% Change	5.5	-3.4	5.1	-6.4	n/a	n/a	n/a
TOTAL							
Q2 2017	1,966	3,198	7,654	269,495	11.7	264,202	13.5
Q2 2016	2,013	3,414	7,830	268,843	11.7	264,114	13.4
% Change	-2.3	-6.3	-2.2	0.2	n/a	0.0	n/a
YTD 2017	4,027	7,226	7,736	262,492	11.5	n/a	n/a
YTD 2016	3,983	7,610	7,777	262,850	11.7	n/a	n/a
% Change	1.1	-5.0	-0.5	-0.1	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, Québec CMA 2016.12 =100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	99.9	124.5	440.6	5.1	68.6	846
	February	561	3.14	4.64	99.9	125.0	437.5	5.0	67.9	841
	March	561	3.14	4.64	99.9	125.5	432.2	5.0	67.1	845
	April	561	3.14	4.64	99.9	125.9	428.4	4.5	66.1	847
	May	561	3.14	4.64	99.9	126.2	428.2	4.2	66.1	857
	June	561	3.14	4.64	99.9	125.9	434.5	4.1	67.4	869
	July	567	3.14	4.74	100.1	125.5	437.2	4.3	68.4	881
	August	567	3.14	4.74	100.1	125.3	440.7	4.7	69.0	884
	September	561	3.14	4.64	100.0	125.7	442.4	4.8	68.9	882
	October	561	3.14	4.64	100.1	125.9	445.1	4.7	69.0	883
	November	561	3.14	4.64	100.1	125.6	446.0	4.3	68.8	889
	December	561	3.14	4.64	100.0	125.2	445.3	4.3	68.6	889
2017	January	561	3.14	4.64	100.2	126.1	446.6	4.3	68.9	880
	February	561	3.14	4.64	100.2	126.5	447.6	4.3	68.9	872
	March	561	3.14	4.64	100.1	126.7	447.4	4.1	68.6	875
	April	561	3.14	4.64	100.2	126.9	445.5	4.2	67.8	886
	May	561	3.14	4.64	100.3	127.0	441.2	4.6	67.6	902
	June	561	3.14	4.64		126.7	438.7	4.4	67.5	923
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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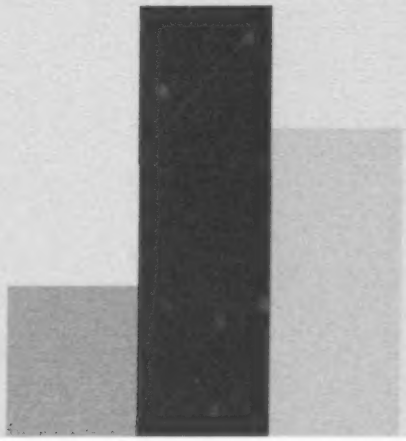

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